

**REGULAR MEETING OF
BELMONT REDEVELOPMENT AGENCY
Tuesday, April 11, 2006
CITY COUNCIL CHAMBERS, ONE TWIN PINES LANE**

CALL TO ORDER 8:02 P.M.

ROLL CALL

Directors Present: Dickenson, Lieberman, Warden, Feierbach, Mathewson

Directors Absent: None

Staff Present: Interim Executive Director Cassingham, Agency Attorney Zafferano, Community Development Director de Melo, Finance Director Fil, Deputy Agency Secretary Harrington.

CONSENT CALENDAR

Approval of Minutes of Regular Meeting of March 14, 2006.

Approval of RDA Resolution 428 Amending the Fiscal Year 2006 Budget and Authorizing a Revision to Revenue

ACTION: On a motion by Director Warden, seconded by Director Dickenson, the Consent Agenda was unanimously approved by a show of hands.

Report on Economic Development Enhancement - Target Site Strategy - Phase 2, Technical Assessment and Resolution Engaging Professional Services of Economic Development Consultant and Architect

Finance Director Fil reported that staff met with Keyser Marston Associates to prioritize five sites for immediate action. The criteria used in choosing these sites included 1) City ownership of key parcel(s), 2) Strong indication of preliminary market feasibility, 3) No or minimal existing residential use, 4) Compatibility with city economic development strategy goals and existing uses, 5) No or low public resources required.

Based on the criteria, the five priority sites recommended are: 1) The train station/Masonic corridor area (from the train station to the junction of Highway 101/Ralston Avenue), 2) The Village Center, 3) The Old City Hall Area, 4) The Corporation Yard Area, and 5) The Sports Complex Area.

Finance Director Fil outlined the work of the consultants: Keyser Marston would document site data for each specific parcel, develop conceptual plan alternatives for each site, meet with adjacent property owners and developers to gauge interest, identify appropriate ownership and development structure, prepare preliminary financial feasibility analysis, and identify the amount of City/Agency resources which may be needed for project feasibility and the public resources available. Field Paoli would evaluate site capacity, prepare concept drawings, and refine initial concepts.

Finance Director Fil stated that the development efforts of these sites could proceed at different rates.

Director Feierbach expressed concern for the adjacent neighbors and preserving the character of areas such as the surrounding neighborhood of the Old City Hall site.

Jerry Marston, Keyser Marston responded neighborhood outreach would occur during phase three of the development process. He noted that some projects may not make it past the technical phase.

Director Feierbach requested consideration for sites currently designated as Low to Moderate to possible be designated at Market in the future.

Director Dickenson asked if any of the Visioning Plan data was used for the site selection. Finance Director Fil stated the data was used to help choose the initial 15 sites.

Director Dickenson stated for the record “it is nice to plan and plan and plan but we should have a deliverable for the taxpayer dollar that is being expended out there. He is very concerned about that and he would like to see some of this come to fruition. Belmont, downtown, where? Well I would like to see one very, very soon. “

Director Warden requested assurance that the technical analysis of these sites did not overly expand upon the current zoning, density, land use or general or downtown specific plan designations.

Director Dickenson thought the Directors should consider opportunities.

Director Lieberman stated the process made sense and he thought the Visioning Plan served as a foundation for this project. He suggested including specific time expectations of the stakeholders in future contracts.

ACTION: On a Motion by Director Lieberman, seconded by Director Dickenson and approved unanimously by a show of hands to adopt RDA Resolution 429 approving a Professional Services Agreement with Keyser Marston Associates, Inc. to perform additional economic development consulting services in an amount not to exceed \$50,000.

ACTION: On a Motion by Director Lieberman, seconded by Director Dickenson and approved unanimously by a show of hands to adopt RDA Resolution 430 approving a Professional Services Agreement with Field Paoli to perform associated architectural services in an amount not to exceed \$38,000.

ADJOURNMENT at this time, being 8:35 P.M.

Sheila Harrington

Deputy Agency Secretary

Meeting audio-recorded and videotaped

Audio Recording 634